

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode

16 Wilson Avenue, Montmorency, VIC 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,850,000 or range between

--

 &

--

Median sale price

Median price

\$ 1,145,000

 Property type

House

 Suburb

MONTMORENCY

Period - From

17/04/2024

 to

16/10/2024

 Source

price_finder

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
1		
2		
3		

This Statement of Information was prepared on:

17/10/2024

